

El Sobrante Municipal Advisory Council

Mailing address: **3769-B San Pablo Dam Road, ES, 94803**

We meet on: **2nd Wednesday** of the Month at **7:00 P.M.**

Location: **Richmond ELKS Lodge #1251**

3931 San Pablo Dam Road, El Sobrante

The ESMAC is an advisory body to the Board of Supervisors

Chair: Xina Ash **Vice Chair:** Thomas Lang **Secretary:** Tom Owens

Members at-large: Jim Hermann, Andrew Chahrour, Dr. Melinda V. McLain, *vacancy*

Alternates: Joe Sarapochillo, Shirley Rosenthal-Winston

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Xina Ash at least 24 hours before the meeting at: xa.esmac@gmail.com

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office. Electronic copies are available for download at: www.cocobos.org/gioia/elsobrantemac

AGENDA for Wednesday, August 14, 2019 7:00 PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Approval of Minutes – Minutes for ESMAC 7-10-2019

Treasurer's Report – James Lyons, District Coordinator, Office of Supervisor John Gioia

Introduction of Speakers/Guests/Topics

P.1 - Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford
Questions – limit 2 minutes per speaker

P.2 - Presentation by California Highway Patrol, Officer Sean Wilkenfeld
Questions – limit 2 minutes per speaker

P.3 - Presentation by Contra Costa County Fire
Questions – limit 2 minutes per speaker

P.4 - Presentation by Office of Supervisor John Gioia, District Coordinator James Lyons, monthly report
Questions – limit 2 minutes per speaker

Public Comment – for items not on the agenda.
Limit 2 minutes per speaker

Discussions Items – The Council will consider and act on the following:

Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

DI.1 – VR19-1031 Agency Comment Request due 8/7/19. Variance Permit Application - 3802 La Colina Road - The applicant requests approval of a Variance Permit to allow a 1' side yard setback where 9' is required, to allow for a 14' set back where 20' is required and to allow 0' rear yard setback where 15' is required, all to legalize the construction of a 9' tall fence.

Short Discussion Items

SDI.1 - Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

10.1 – Contra Costa County Local Agency Formation Commission 8/14/2019

10.2 – Contra Costa County Planning Commission 7/24/2019

10.3 – SPAWNERS Volunteer work party, Saturday August 17, 9:30AM-Noon, Wilkie Creek Restoration Site, 4805 Santa Rita Road in Richmond

ESMAC Subcommittees

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Announcements:

Agenda Items / Speakers for Upcoming ESMAC Meetings:

Adjournment:

El Sobrante Municipal Advisory Council

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Location: **Richmond ELKS Lodge #1251**

3931 San Pablo Dam Road, El Sobrante

Minutes for Wednesday July 10, 2019

7:00PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call: Present- Xina Ash, Thomas Lang, Andrew Chahrour, Shirley Rosenthal-Winston, Joe Sarapochillo.

Excused-Tom Owens, Jim Hermann, Melinda McLain.

Resigned-Robin Tanner

Approval of Minutes – Minutes for ESMAC 6-12-2019, Approved as amended: Add the Attendance as Present - Joe Sarapochillo, Shirley Rosenthal-Winston, Thomas Lang, Melinda McLain, Xina Ash, Robin Tanner Minutes approved by TL and second by JS correction

Treasurer's Report – James Lyons, District Coordinator, Office of Supervisor John Gioia: \$2,305

Introduction of Speakers/Guests/Topics

P.1 - Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford and Deputy Jackson

- Sgt. Maybeck has been reassigned to the field.

P.2 - Presentation by California Highway Patrol, CHP Officer Sean Wilkenfeld

- Heavy discussion about parking on sidewalks and frustrated neighbors. JL looking to raise to the Traffic Engineer.
- A joint task force has been developed by the CHP to mitigate speeding traffic. All traffic complaints can be emailed to CHP Officer Sean Wilkenfeld

P.3 - Presentation by Contra Costa County Fire

- Not Present. JL advised that CCC Fire is revamping community outreach and ESMAC representation.

P.4 - Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

- Robin Tanner resigned leaving (1) ESMAC alternate member position to fill.
- Gap Closure project along San Pablo Dam Road is moving forward.
- CCC Planner orientation is being set up by JL. JS is interested in a meeting.
- The upcoming Road Resurfacing project is slated for August -mid September. TL raised concerns to ensure the ES Stroll is taken into consideration for scheduling to not interrupt the ES Stroll. TL to email JL.
- The ESMAC brochure has not been updated for years and we have the opportunity to revise it. This will be an ongoing discussion for the ESMAC to collaborate in helping to create a revised brochure w/ JL.

Public Comment – for items not on the agenda.

- Sidewalk parking at streets still frustrating for a few residents at and near Barranca Street. Concerns surround sidewalk responsibility and access where they are often forced into the street to walk down the block. Citizens encouraged to contact JL direct.
- The anti-swastika call to action in June held at Appian and San Pablo Dam Road went well.

Discussions Items – The Council will consider and act on the following:

Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

DI.1 – LP19-2018 Agency Comment Request. Land Use Permit Application. The applicant requests approval of a Land Use Permit/Development plan and Development Plan Modification for a new plant nursery, community coffee shop, gathering space for religious services, and office space within an existing building. Update: ESMAC Letter of support sent and acknowledged.

DI.2 – DP17-3048 Revised Development Plan Application. Update: ESMAC Letter of approval to move the application forward sent and acknowledged.

DI.3 – MS19-0005 Minor subdivision application. Applicant wants to subdivide the property into (4) lots. Update: ESMAC Letter of approval to move the application forward sent.

Short Discussion Items

SDI.1 - Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

10.1 – Contra Costa County Zoning Administrator July 01, 2019. No items identified for El Sobrante.

10.2 – Contra Costa County Local Agency Formation Commission regular meeting July 10, 2019 1:30pm. No items identified for El Sobrante.

ESMAC Subcommittees

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

Announcements:

Agenda Items / Speakers for Upcoming ESMAC Meetings:

- At the Short Discussion Items – ESMAC to vote to send a letter to the County stating community values against the swastika installation. TL has a draft for submission.
- XA will not be present for the August ESMAC mtg, TL will run the mtg.

Adjournment: 8:22pm

Date July 17, 2019

REVISED 04/25/2019. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

VARIANCE PERMIT APPLICATION
TO BE COMPLETED BY OWNER OR APPLICANT

OWNER	APPLICANT
Name <u>Joseph S. Apochillo</u>	Name <u>Same</u>
Address <u>3802 La Colina Rd</u>	Address
City, State/Zip <u>El Sobrante CA 94803</u>	City, State/Zip
Phone <u>415 798 0644</u> email <u>jose@skbuild.com</u>	Phone email
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input checked="" type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.
Owner's Signature <u>[Signature]</u>	Applicant's Signature
CONTACT PERSON (optional)	PROJECT DATA
Name	Total Parcel Size: <u>7500</u>
Address	Estimated Project Value: <u>5000</u>
City, State/Zip	Proposed Square Footage: <u>125 LF</u>
Phone email	

Project description (attach supplemental statement if necessary):

Fence Built @ the height of Retaining Wall

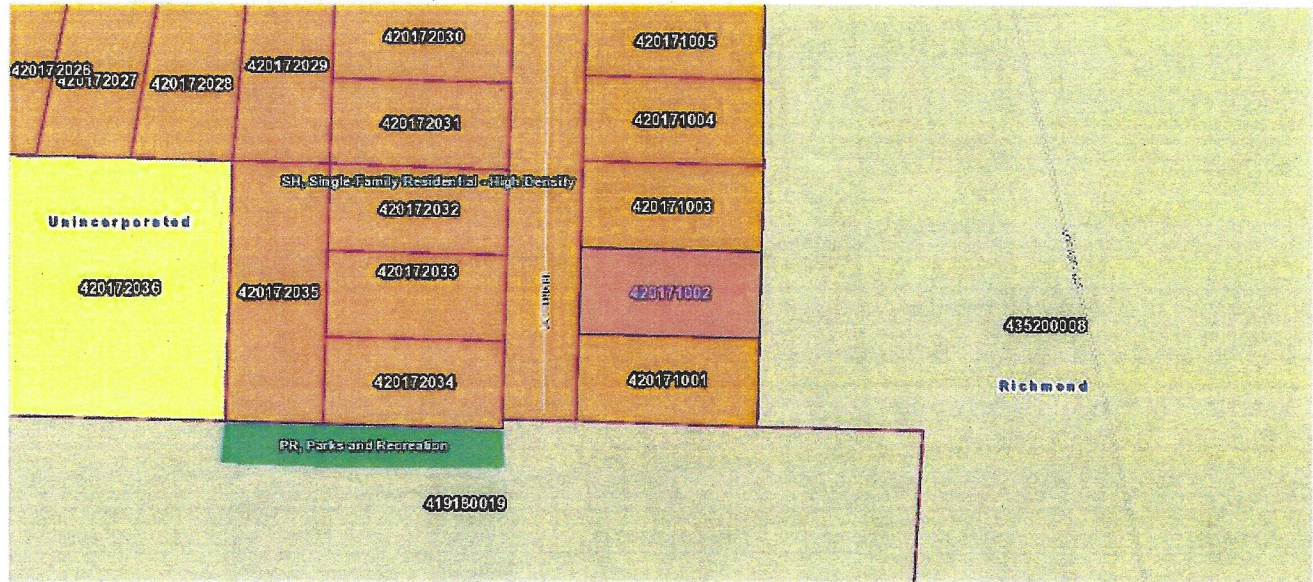
↓ **FOR OFFICE USE ONLY** ↓↓ **FOR OFFICE USE ONLY** ↓↓ **FOR OFFICE USE ONLY** ↓

Project: Applicant requests approval of a variance application to allow a 1 foot side yard setback, where 9 feet is required, to allow a 14 foot front yard setback, where 20 feet is required, and to allow a 0 foot rear yard setback, where 15 feet is required, to legalize the construction of a 9 foot tall fence.

Property description: Lot 32 of La Colina Tract

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <u>420-171-002</u>
Area: <u>El Sobrante</u>	*Base Fee/Deposit	<u>\$1,000</u>	S-044	Site Address: <u>3802 La Colina Rd</u>
Fire District: <u>Consolidated</u>	Late Filing Penalty (+50% of above if applicable)	<u>500</u>	S-066	Zoning District: <u>R-6</u>
Sphere of Influence: <u>Richmond</u>	Notification Fee	<u>15.00 / 30.00</u>	S-052	Census Tract: <u>3610</u>
Flood Zone: <u>X</u>	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Atlas Page:
Panel Number:	Environmental Health Dept.	<u>57.00</u>	5884	General Plan: <u>SH</u>
x-ref Files: <u>BIRF19-00702</u>	Other:			Substandard Lot: YES <input type="checkbox"/> NO <input type="checkbox"/>
				Supervisory District: <u>1</u>
				Received by: <u>[Signature]</u>
Concurrent Files:	TOTAL	<u>\$ 1,587</u>		Date Filed: <u>7/16/19</u>
	Receipt #			File #VR <u>19-1031</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			

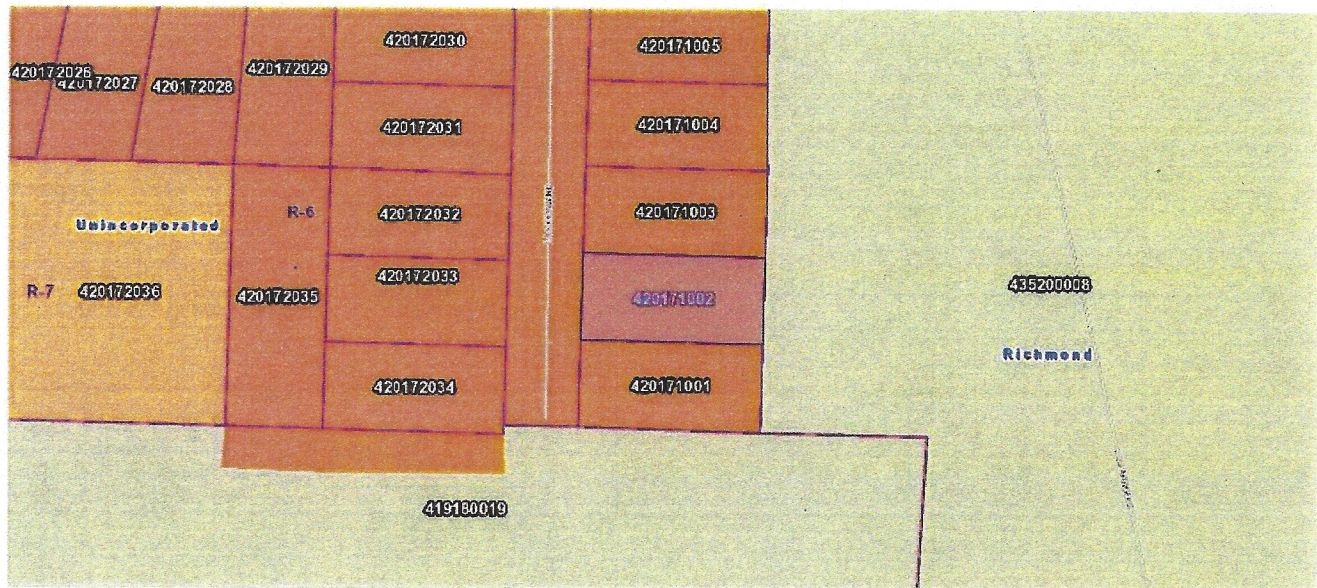
INSTRUCTIONS ON REVERSE

General Plan: SH

50 ft

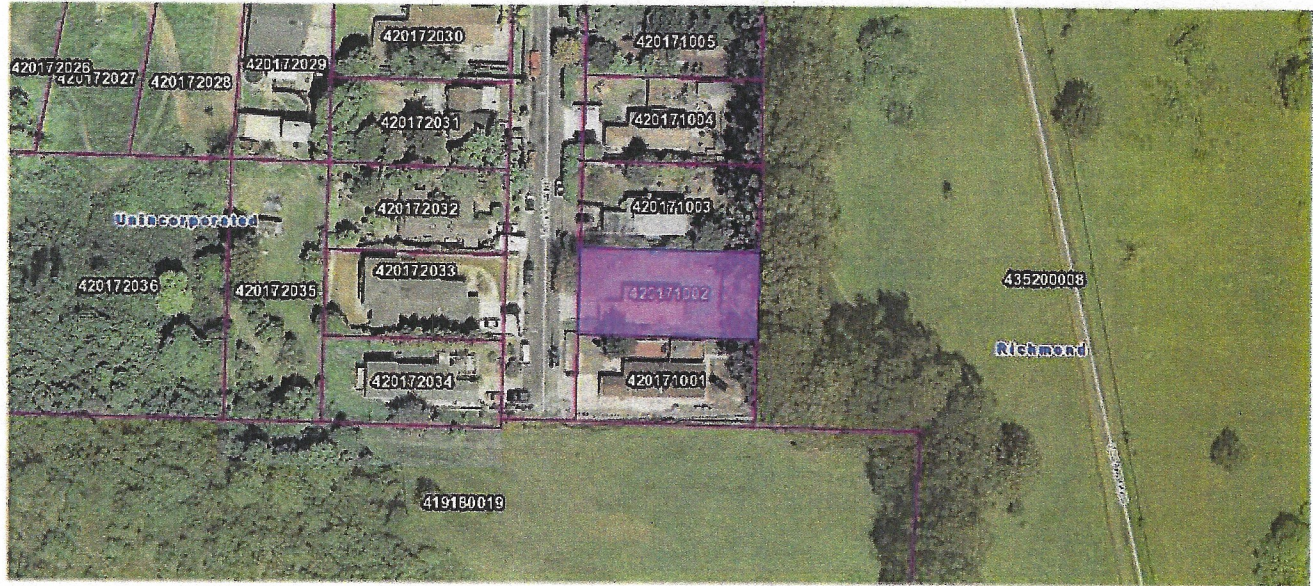
© 2004-2014, Accela Inc. All Rights Reserved

Zoning: R-6



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Aerial View, 2008



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CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
651 Pine Street, Sixth Floor • Martinez, CA 94553-1229
e-mail: LTxe@lafco.cccounty.us
(925) 335-1094 • (925) 646-1228 FAX

NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, August 14, 2019, 1:30 PM

PLACE: Board of Supervisors Chambers
651 Pine Street, Martinez, CA 94553

Teleconference Location:
1516 Kamole Street, Honolulu, HI 96821

NOTICE IS HEREBY GIVEN that the Commission will hear and consider oral or written testimony presented by any affected agency or any interested person who wishes to appear. Proponents and opponents, or their representatives, are expected to attend the hearings. From time to time, the Chair may announce time limits and direct the focus of public comment for any given proposal.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by LAFCO to a majority of the members of the Commission less than 72 hours prior to that meeting will be available for public inspection in the office at 40 Muir Road, First Floor, Martinez, CA, during normal business hours as well as at the LAFCO meeting.

All matters listed under CONSENT ITEMS are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

For agenda items not requiring a formal public hearing, the Chair will ask for public comments. For formal public hearings the Chair will announce the opening and closing of the public hearing.

If you wish to speak, please complete a speaker's card and approach the podium; speak clearly into the microphone, start by stating your name and address for the record.

Campaign Contribution Disclosure

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

Notice of Intent to Waive Protest Proceedings

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-313-7131. An assistive listening device is available upon advance request.

As a courtesy, please silence your cell phones during the meeting.

AUGUST 14, 2019 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of minutes for the July 10, 2019 regular LAFCO meeting

SPHERE OF INFLUENCE (SOI) AMENDMENTS/CHANGES OF ORGANIZATIONS

6. ***LAFCO 18-04 – Wang Reorganization: Annexation to City of El Cerrito and Corresponding Detachment from City of Richmond*** – consider annexing Assessor Parcel Number (APN) 509-110-017 to City of El Cerrito and detaching the same parcel from City of Richmond. The property comprises 0.07± acres and is located on Jefferson Avenue in the City of Richmond. Consider related actions under the California Environmental Quality Act (CEQA) ***Public Hearing***

BUSINESS ITEMS

7. ***Special District Risk Management Authority (SDRMA) Board Election*** – receive report from ad hoc committee and consider voting for candidates in the 2019 SDRMA Board Election
8. ***CALAFCO 2019 Conference Material and Call for Board of Directors Candidates and Achievement Award Nominations*** – receive the annual CALAFCO conference packet, appoint voting delegate(s), and provide direction regarding nominations and other matters as desired
9. ***Lafayette/Pleasant Hill Sphere of Influence Subcommittee*** – receive update from ad hoc subcommittee *Informational item*
10. ***2019 Contra Costa County Employees' Retirement Association Employer Audit: Contra Costa LAFCO*** – receive audit – *Informational item*
11. ***FY 2019-20 Budget Adjustment*** – consider moving funds from Fixed Assets to Services and Supplies in conjunction with a change in computer equipment

INFORMATIONAL ITEMS

12. Commissioner Comments and Announcements
13. Staff Announcements
 - CALAFCO Updates
 - Pending Projects
 - CCCERA Correspondence

ADJOURNMENT

The next regular LAFCO meeting is September 11th, 2019 at 1:30 pm.

LAFCO STAFF REPORTS AVAILABLE AT http://www.contracostalafco.org/meeting_archive.htm

~ CANCELLED ~

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JULY 24, 2019
30 MUIR ROAD, MARTINEZ, CA 94553**

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 14, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.



Yampah (and a ladybug) at Wilkie Creekside Park in July.

Coming up this month:

Volunteer Work Party

Saturday August 17, 9:30am-noon

Wilkie Creek Restoration Site, 4805 Santa Rita Road in Richmond

Join us at our Wilkie Creek restoration site to learn about native plant gardening and help us restore this beautiful creekside park! No experience necessary. People with all levels of experience are welcome. Please wear sturdy shoes, comfortable work clothes, and bring a water bottle. SPAWNERS will provide tools, gloves, and snacks.